

MAMMOTH SIERRA CONDOMINIUM PLAN

TRACT NO. 36-117 MAMMOTH LAKES, CALIFORNIA

NOTES, DEFINITIONS, and SHEET INDEX

- NOTES AND DEFINITIONS:
- (1) This condominium plan comprises forty-one (41) units, each containing Air Spaces and appurtenant Exclusive Use Areas.
 - (2) Each of the Air Spaces designated LU on this Condominium Plan is a Living Unit, the boundaries of which are the interior surfaces of the perimeter walls, the finished surfaces of the floors and of the ceilings, windows and doors thereof, and includes both the portions of the building so described and the Air Space so encompassed; provided however, that the following are not a part of the Living Unit: bearing walls, columns, floors, roofs, foundations, central heating, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, whenever located, except outlets thereof when located within the Living Unit. This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351, which requires diagrammatic floor plans of the building built or to be built thereon in sufficient detail to identify each unit, its relative location and approximate dimensions. The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area or airspace volumes in any or all of the units.
 - (3) Each of the Exclusive Use Areas designated D or B on the Condominium Plan is a Deck or Balcony appurtenant to the living unit shown on the diagrammatic floor plans. The lower vertical elevation of each being the finished floor elevation as shown on the attached diagrammatic floor plan. The upper vertical elevation of each deck or balcony is a horizontal plane eight (8) feet above the lower elevation. The horizontal dimensions of each Deck or Balcony are shown on the attached diagrammatic floor plan.
 - (4) The number following the designations LU, D, and B is the number of the living unit, Deck, and Balcony which is part of the unit bearing the same number as shown on the Plot Plan and diagrammatic floor plan.
 - (5) Each unit has an appurtenant right and easement to use, in common with others, the Common Area, as defined below, excepting theretom that portion of the Common Area designated as Decks and Balconies which are appurtenant to other units.
 - (6) The Common Area is all of the property encompassed by this Condominium Plan, including all buildings, structures, and improvements now or herein-after built thereon, excepting Living Units described as LU-1 through LU-41.

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